



SITE ADDRESS: 537 High Street

Office Use Only:

DATE SUBMITTED: 3.25.2020

HEARING DATE: 7.8.2020

PLACARD: 6.25.2020

FEE: 500<sup>00</sup>

ZONING CLASSIFICATION: CL

LOT SIZE: 18,912 SF

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,**  
**10 E. CHURCH STREET, BETHLEHEM, PA 18018**



1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated \_\_\_\_\_
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☒ Special Exception permitted under the City Zoning Ordinance
- ☒ Other: Interpretation

**SECTION 1**

<b>APPLICANT:</b>	
Name	<u>DTMG 1665 VCP, LLC c/o Ryan Dunn</u>
Address	<u>3400 Bath Pike, Suite 307</u>
	<u>Bethlehem, PA 18017</u>
Phone:	<u>[REDACTED]</u>
Email:	<u>[REDACTED]</u>
<b>OWNER</b> (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	<b>Same as Applicant</b>
Address	
Phone:	
Email:	
<b>ATTORNEY</b> (if applicable):	
Name	<b>James F. Preston</b>
Address	<b>38 West Market Street</b>
	<b>Bethlehem, PA 18018</b>
Phone:	
Email:	

## SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

## SECTION 3.

### THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<u>See Attached</u>	<u>Narrative</u>		

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

See Attached Narrative

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If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: \_\_\_\_\_

See Attached Narrative

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If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): \_\_\_\_\_

N/A

**NARRATIVE - Attached**

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

**CERTIFICATION**

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.



Applicant's Signature

**Ryan Dunn**

3/25/2020

Date

\_\_\_\_\_  
Property owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**

## **PROJECT NARRATIVE**

### **IN RE: ZONING APPEAL; 537 HIGH STREET**

The Applicant intends to redevelop an existing 5-story building (former Salem Evangelical Lutheran Church) on the Subject Property as a 15-unit, multi-family dwelling, and to construct additional off-street parking and related site improvements, all as depicted on the site plan submitted with Application. The Property is located in a CL district; and the use is permitted in that district.

Applicant seeks the following relief:

Special exception:

1319.02(b)(5)(6) Special Exception for reduction in off-street parking.

Variances:

1305.01(a)(footnote 4) Variance to waive the requirement for Restaurant, Retail or Personal Service on the first-floor front.

1322.03(11)(5) Variance to reduce the minimum distance between parking and dwellings.

1322.03(11)(7)(i) Variance to waive the increased front yard setback

1322.03(11)(7)(ii) Variance to waive the increased side and rear yard setback.